

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		RUSSELL PL, ARLINGTON

OWNERSHIP

Owner 1:	MATTHEWS PAUL KARL			
Owner 2:				
Owner 3:				
Street 1:	30 RUSSELL PL			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	RUSSELL PLACE DEV -		
Owner 2:	-		
Street 1:	394 LOWELL ST SUITE 16		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02420		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1739 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Condominium

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

716,400 /

716,400

716,400 /

716,400

716,400 /

716,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	716,400			716,400
Total Card	0.000	716,400			716,400
Total Parcel	0.000	716,400			716,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		411.96	/Parcel: 411.96

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	716,400	0	.	.	716,400		Year end	12/23/2021
2021	102	FV	703,600	0	.	.	703,600		Year End Roll	12/10/2020
2020	102	FV	690,800	0	.	.	690,800	690,800	Year End Roll	12/18/2019
2019	102	FV	650,300	0	.	.	650,300	650,300	Year End Roll	1/3/2019
2018	102	FV	590,100	0	.	.	590,100	590,100	Year End Roll	12/20/2017
2017	102	FV	527,400	0	.	.	527,400	527,400	Year End Roll	1/3/2017
2016	102	FV	527,400	0	.	.	527,400	527,400	Year End	1/4/2016
2015	102	FV	504,500	0	.	.	504,500	504,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	8 - Condo TnHs.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.048000097
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	3		BR:s	1		Baths:	1		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	4.8%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.84502590
Const Adj.:	1.04469740
Adj \$ / SQ:	220.699
Other Features:	45109
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752513
Depreciation:	36121
Depreciated Total:	716392

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	387.22	
Special Features:	0	Val/Su Net:	411.96	
Final Total:	716400	Val/Su SzAd	411.96	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,739	220.700	383,790	
Net Sketched Area:		1,739	Total:	383,790	
Size Ad	1739	Gross Area	1739	FinArea	1739

SUB AREA DETAIL

[illegible]

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0018.0

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

